

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. (954) 828-5123  
Office Fax: (954) 828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** First Evangelical Lutheran Church  
Flagler Heights  
Site Plan Review

**Case #:** 15-R-02

**Job Location:** 430 NE 2<sup>nd</sup> Ave

**Date:** 1/22/02

**Comments:**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management (Pollution Control Code) must be submitted with application for Building Permit.
2. Sidewalks shall cross through all proposed driveways (accesses) and be in conformance with City's Engineering Standard details for construction (thickness, slope, dimensions, etc.)
3. Provide drainage design for parallel parking on NE 2<sup>nd</sup> Ave and NE 5<sup>th</sup> Street with supporting drainage calculations per SFWMD minimum drainage criteria. All parking and vehicular accesses shall have valley gutter along road edge to direct storm runoff to a positive drainage system.
4. Provide a minimum of 20 feet wide access for two directional travel. A twenty-four (24) foot wide parking drive aisle is required wherever ninety (90) degree parking must be accessed.
5. The stop signs and bars are located beyond the sidewalk crossings at all access points to N.E. 2 Avenue. These bars should be located prior to the sidewalk crossings to safeguard pedestrians walking along N.E. 2 Avenue pursuant to FDOT design standards (typically four (4) feet prior to the crossing).
6. A parking area conflicts with the required clear sight triangle (15 X 15 ft.) at the intersection of the alley and N.E. 5 Street.

**DRC**  
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**REPORT**

7. It appears that a portion of the overhang or building corner may be within the required clear sight triangle at the intersection of N.E. 2 Avenue and N.E. 5 Street. An detail may be necessary to present how this apparent conflict is resolved.
8. Add all access points and driveways on the opposite side of N.E. 2 Avenue to this site plan. A review of accesses is necessary to determine any conflicts which may result from those proposed.
9. The owner shall make improvements to the streets and alley as supported by Sections 47-25.2.M.3 and 47-25.2.M.8. Improvements to the streets are proposed on engineering plans provided. Additional comments below are directed at these improvements and supplements to them.
10. The alley improvements shall consist of evaluation of any drainage facilities and design for roadway (re-construction or overlay) to support service requirements of the alley as determined by the engineering department.
11. The proposed water service system does not comply with City's construction standards and policies. All domestic services shall be metered near the property line but located in the public right of way (City's point of service). The fire hydrant shall be on a separately dedicated fire service main and downstream of a detector check valve assembly (point of service).
12. The existing 2" water main on N.E. 2nd Avenue is to be replaced by the proposed water main. Please identify the size of the proposed water main and provide notation that contractor is to locate and coordinate switch over of all existing services from the existing 2" WM to the extent it is being abandoned. Please clearly indicate this on plans and locate all sanitary laterals and other utilities available from current as-builts available from the Engineering Department, 4<sup>th</sup> Floor City Hall, 100 N. Andrews Avenue.
13. Obtain typical water detail sheet from 4<sup>th</sup> floor engineering department. Add gate valves to tapping valves as proposed on water distribution taps as appropriate.
14. Extend proposed curbing beyond fire hydrant along N.E. 2 Avenue.
15. Revise proposed sewer lateral connections on NE 5<sup>th</sup> Ave per standard City's sewer detail. Obtain a copy on City's website.
16. Provide a staging and storage plan for construction, storage, parking, etc.
17. Provide a photometric (lighting) plan in accordance with Section 47-20.14 (ULDR).

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

18. Please indicate all electrical poles and related facilities on or near proposed access points or other proposed elements which may conflict with these structures and coordinate relocation of same (if required) with Doug Lee (828-5059), project engineer prior to construction.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** First Evangelical Lutheran  
Church/Flagler Heights

**Case #:** 15-R-02

**Date:** 1-22-02

**Comments:**

Fire sprinkler plans required at permit as per 903.7 FBC.  
Flow test required  
Show fire main, DDC, FDC and hydrants on civil plan.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** First Evangelical Lutheran Church  
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**Comments:**

No apparent interference will result from this plan at this time.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** First Evangelical Lutheran  
Church/Flagler Heights

**Case #:** 15-R-02

**Date:** 1/22/02

**Comments:**

1. The minimum height of the required shade trees street trees in the RAC is 14' height with 8' spread and 6' ground clearance. The plan shows 12' trees.
2. A min. of 5' landscape area width is required where a vehicular use area adjoins an abutting R.O.W. There appears to be a deficiency where the driveway enters 2<sup>nd</sup> Ave.
3. Provide a list of the existing trees and palms on the site. Any trees which are considered good candidates for relocation should be relocated. All Tree Preservation Ordinance requirements apply.
4. Provide a note or detail clarifying the "paver block". This must be pervious for the trees in the planters to remain as shown.
5. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
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Division: Planning

Member: Jim Koeth  
828-5276

Project Name: First Evangelical/Flagler Heights

Case #: 15-R-02

Date: January 22, 2002

**Comments:**

**Is project multi-family or townhomes (fee simple)? Site plan indicates conflicting proposed use. Clarify at meeting and provide in writing. Project reviewed as multi-family.**

1. The project is subject to the 30 day City Commission call-up provision in accordance with Ord. C-99-75.
2. Provide narrative outlining compliance with ULDR Sec. 47-13.20. The narrative should cite each requirement, as written in the ULDR, and indicate how project complies.
3. Recommend Provide site photometrics plan and indicate location of light poles or wall packs on the site plan. Provide light pole detail.
4. Recommend presenting proposal to neighborhood association and neighbors for public input.
5. Contact Stacey Dahlstrom at 828-5298 in order to confirm dwelling unit availability in the North Downtown RAC. Discuss whether applicant is requesting allocation of flex or reserve units. Pursuant to ULDR Sec. 47-28.1.L, a request for reserve units requires demonstration that the use of reserve dwelling units supports and implements the specific goals, objectives and policies of the City's Land Use Plan. Provide narrative outlining compliance with these standards. Will one residential home be eliminated to accommodate project?
6. Discuss provision for additional ROW dedications on all adjacent roadways with Engineering Rep. at the meeting.
7. Discuss provision for a traffic study with Engineering Rep. and the applicant at the meeting.
8. Discuss streetscape design, including the on-street parking, with Northwest CRA Director (Kim Jackson, 762-8953) and Parking Systems Manager (Doug Gottshall, 828-3793).

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### **REPORT**

Provide narrative outlining all streetscape improvements. Obtain Ms. Jackson's and Mr. Gottshall's approval signatures on Pre-CC sign-off plans prior to project's 30 day City Commission call-up.

9. Provide curb and gutter at all vehicular entries and at all intersections and discuss providing curbing along all adjacent roadways with the Engineering Rep. Existing curb cuts that are to be abandoned must be removed.
10. Provide project's staging and construction phasing plan. Discuss with Engineering Rep at the meeting.
11. Discuss vehicular stacking from NE 2 Ave. with Engineering Rep. at the meeting.
12. Discuss unit(s) vehicular access from existing alley with Engineering Rep. at the meeting.
13. Provide a general narrative describing the anticipated building operations including but not limited to: security systems, trash management, et. al.
14. Label colors on elevations.
15. Discuss preservation of any existing trees with Landscape Rep. at the meeting.
16. Discuss provision for street trees (shade) with Landscape Rep. at the meeting.
17. Label on-site parking spaces on the site plan (i.e. in garages).
18. Discuss site triangles at both street intersections and alley/street intersections with Engineering Rep. and Landscape Rep. at the meeting.
19. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.
20. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
21. Additional comments may be forthcoming at DRC meeting.



**DRC**  
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Division: Police

Member: Detective Nate Jackson  
Office-954-828-6422  
Pager-954-877-7875

Project Name: First Evangelical Lutheran/  
Flager Heights

Case #: 15-R-02

Date: January 22, 2002

**Comments:**

What type of fencing will be erected on the north/south side?

Recommend vertical bar for better security and beautification.

What measure has been taken to protect the pool area?

Do individual cards electronically control sliding gates?

Does proper lighting exist that require ingress/egress from garages?

**DRC**  
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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** First Evangelical Lutheran Church/  
Flagler Heights

**Case #:** 15-R-02

**Date:** 1/22/02

**Comments:**

1. Discuss site circulation and dead-end parking with applicant and Engineering representative.
2. Is the proposed development to be multiple family dwelling units or townhouses? Please clarify and make all plans reflect the same use.
3. Discuss requirements for a seven (7) sidewalk in the Downtown RAC with the Planning and Engineering representatives.
4. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
5. Discuss office use indicate on floor plans. Is this a den or professional office?
6. Additional comments may be forthcoming at DRC meeting.